

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

DATE SUBMITTED: <u>11-14-2007</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>11-21-2007</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 5101 UNITY PL., LOT 1 LIBERTY PLACE  
ALDERMANIC DISTRICT: COMPTON, DIST 16

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
DAVE BISBEE, DWB, LLC STEVE SHULFER, ARCH.

CONTACT PERSON: STEVE SHULFER  
Address: 1918 PARMENTER ST.  
MIDDLETON, WI  
Phone: 836-7570  
Fax: 831-0529  
E-mail address: sjsulfer@shulferarchitects.com

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)  
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)  
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)  
 Comprehensive Design Review\* (Fee required)  
 Street Graphics Variance\* (Fee required)  
 Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



November 14, 2007

City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985 Street

RE: Urban Design Commission – Informational Presentation  
Liberty Place Duplexes  
Lot 1, Liberty Place, City of Madison

Dear Commission Members:

On behalf of the owner/developer, DWB, LLC, I am submitting this letter and application to the Urban Design Commission for a new duplex site located at Lot 1, Liberty Place, City of Madison. The Plan Commission has requested the project be presented to the commission for review and comment.

We have presented this design to the City of Madison Planning and Development at its regularly scheduled all-agency meeting and with the Liberty Place Architectural Review Committee. Additionally, we have shared this plan with Alderwoman Judy Compton and are looking forward to a neighborhood meeting in the near future.

**Project Overview:**

Proposed is an 11 building, 22 unit residential rental duplex development at the entrance to the Liberty Place neighborhood on Sigglekow Road. This property is planned for building in the spring and to be built in three phases, as the market demands.

The buildings are a combination of ranch style (2 bedroom, 2 bath) and townhouse style (3 bedroom, 2-1/2 bath) ranging in size from 1021 s.f. to 1643 s.f. There are four floor plans with five façade varieties, giving a pleasing design mix to this development. For uniformity, we have selected one 30 year roof shingle color and one vinyl clad window style for the overall development. The facades will consist of a high quality 4" & 5" wide vinyl siding, vinyl shake siding, vinyl accent boards and cultured stone. The intent is to blend this development with the adjoining neighborhood.

This development has a street which runs in between the buildings which allows access to the attached two-car garages, driveway trash collection and snow removal by a private contracted source and contains off-street guest parking in various locations on the site. The developer will apply for a separate street name, as recommended by the Planning Department. Also notable is a walkway along the side of this drive which connects to the to Sigglekow Road walkway. This site is proposed to be abundantly landscaped. As this site is bordered by four roads, site lighting will come from the currently placed street lights and house garage and porch lights.

In summary, the project will consist of the general criteria listed below:



**Project Data:**

Project Name: Liberty Place Duplexes  
Address: Lot 1, Liberty Place  
5101 Unity Place  
Lot size: 107,200 sf / 2.46 acres  
Proposed Use: 22 duplex residential rentals/11 buildings  
Building composition: 4 ranches (8 ranch units), 7 townhouses (14 townhouse units)  
Covered Parking: 44 garage spaces  
Off-Street Parking: 9 spaces

**Zoning District:**

Owner applying for a P.U.D.

**Project Schedule:**

The project will be phased with projected start and stop dates as below:

Construction Start: April 2008  
Projected Completion: April 2010

**Project Design Team:**

The key individuals and firms involved in this planning and design process include:

Owner/Developer:  
Dave Bisbee  
D.W.B., LLC  
P.O. Box 12  
McFarland, WI 53558

Civil Engineer:  
Roxanne Johnson, PE  
Professional Engineering, LLC  
3830 Manito Ct.  
Middleton, WI 53562

Building General Contractor:  
Kevin Johnson  
Gil-Her Ltd.  
3469 Capital Drive  
Sun Prairie, WI 53590

Landscape Architect:  
Lisa Geer  
LJGeer Design  
PO Box 14608  
Madison, WI 53708

Architect:  
Steve Shulfer, AIA  
Shulfer Architects, LLC  
1918 Parmenter St., Suite 2  
Middleton, WI 53562

Thank you for your consideration,

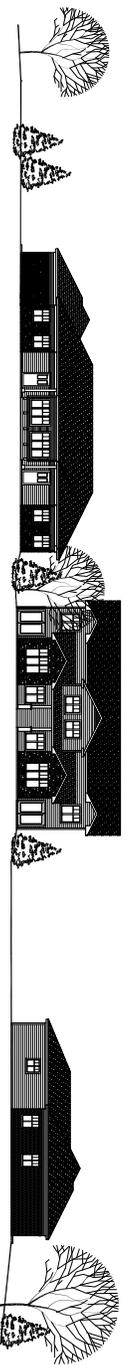
Steve Shulfer, AIA  
Shulfer Architects



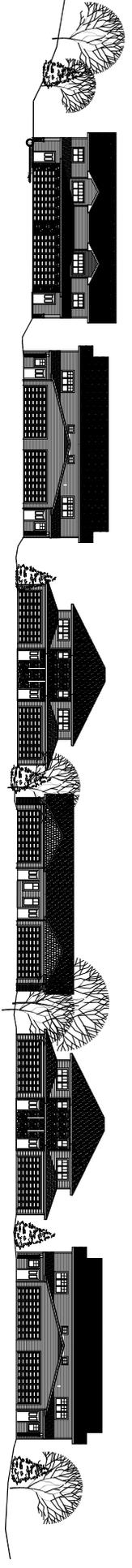
○ STREETScape - FROM SIGGLEKROW ROAD



○ STREETScape - FROM FREEDOM RING RD.



○ STREETScape - FROM UNITY WAY



○ STREETScape - FROM ALLEY



1118 Parkcenter Dr., #212  
 Waukegan, WI 53092  
 (908) 836-7410

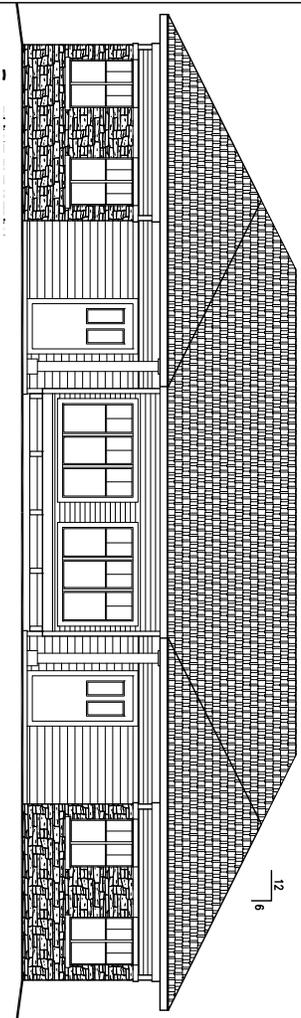
GENERAL CONTRACTOR  
 DL-HEER LTD.  
 3400 KANTREL DRIVE  
 SUN PRANNE, WI 53550  
 PHONE: (808) 244-0005  
 FAX: (808) 244-6241

**LIBERTY PLACE DUPLEXES**

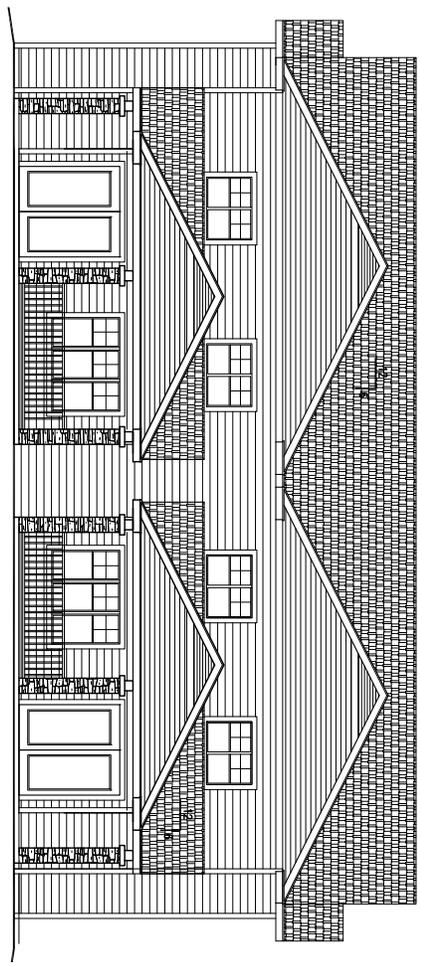
OWNER: D.W.B.LLC.  
 P.O. BOX 12  
 McFARLAND, WI 53558

**STREETSCAPE VIEWS  
 EXTERIOR ELEVATIONS**

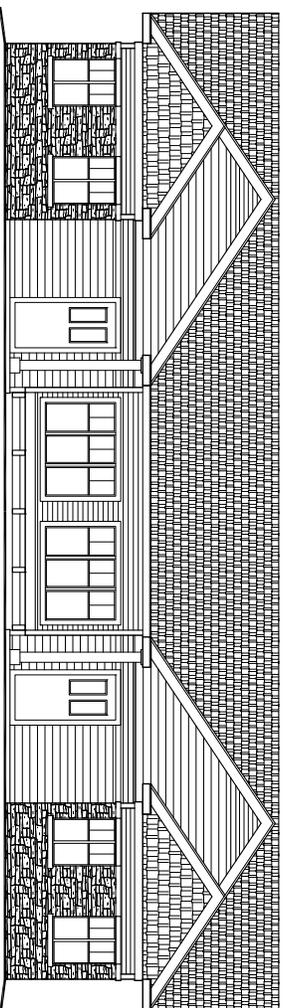
11/09/2007  
 FOR REVIEW



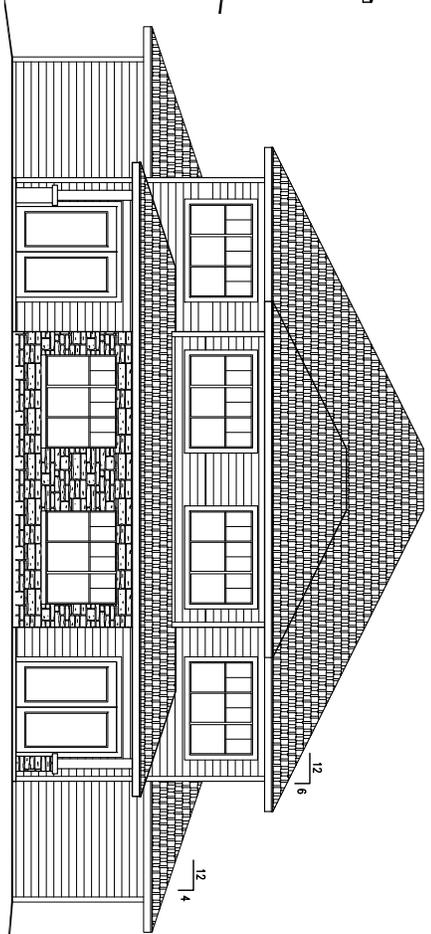
**PLAN 1-A - RANCH**



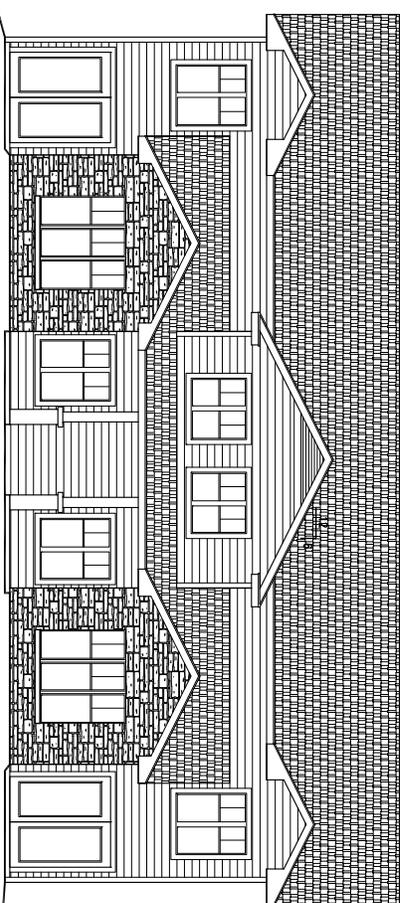
**PLAN 2 - TOWNHOUSE**



**PLAN 1/B - RANCH**



**PLAN A - TOWNHOUSE**



**PLAN 1-B - TOWNHOUSE**

**A1.5**

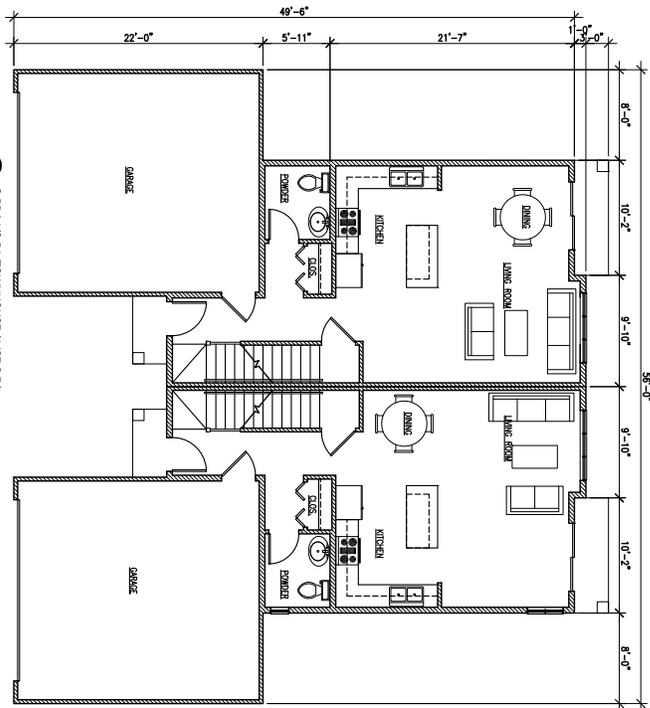
**EXTERIOR OPTIONS**

**LIBERTY PLACE DUPLEXES**

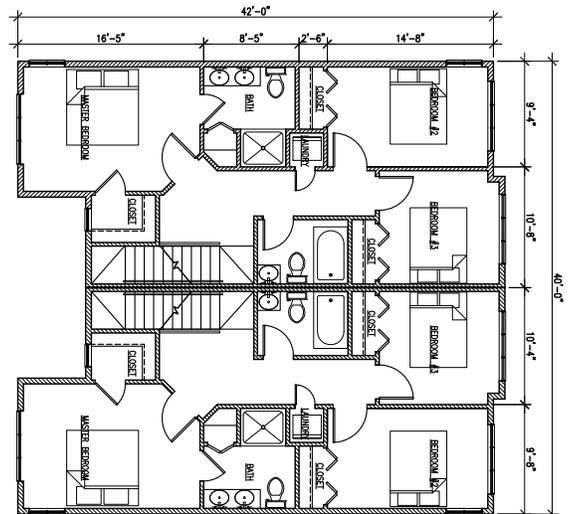
OWNER: D.W.B.LLC.  
P.O. BOX 12  
MCFARLAND, WI 53558



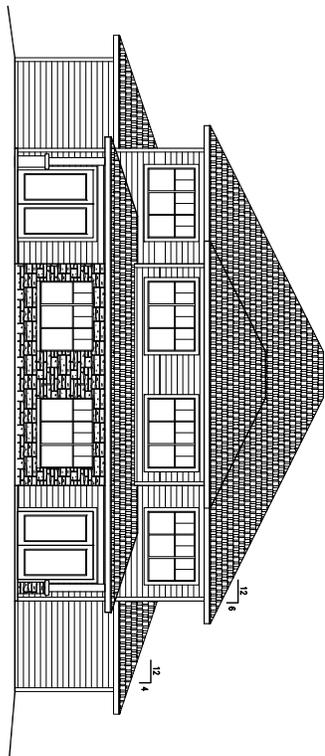
GENERAL CONTRACTOR:  
GLAHER LTD.  
3459 CAPITOL DRIVE  
SUN PRIME, WI 53558  
PHONE: (608) 244-6055  
FAX: (608) 244-6241



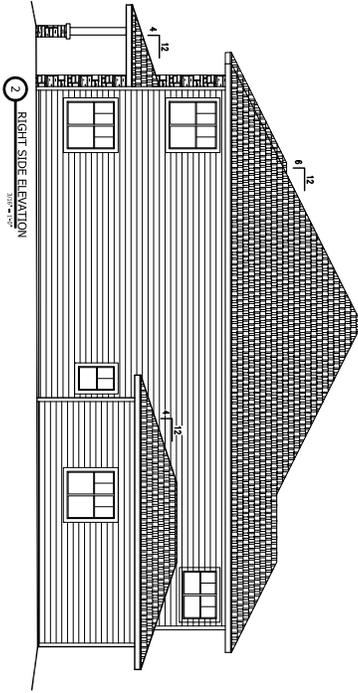
6 3 BD, 1 1/2 BA TOWNHOUSE (1437 S.F.)



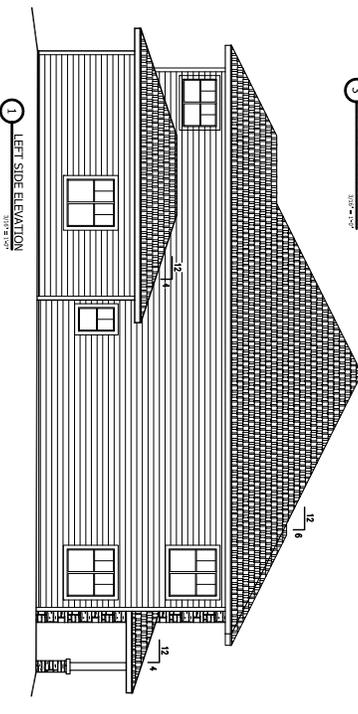
5 3 BD, 1 1/2 BA TOWNHOUSE - 2ND FLOOR



5 REAR ELEVATION



2 RIGHT SIDE ELEVATION



1 LEFT SIDE ELEVATION

A1.4

11/14/2007

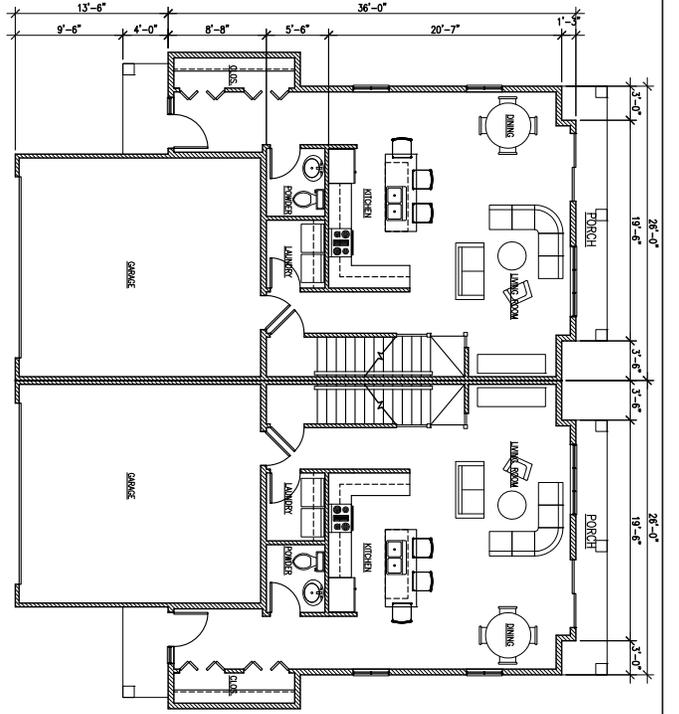
DESIGN #4  
FLOOR PLAN & ELEVATIONS

LIBERTY PLACE DUPLEXES

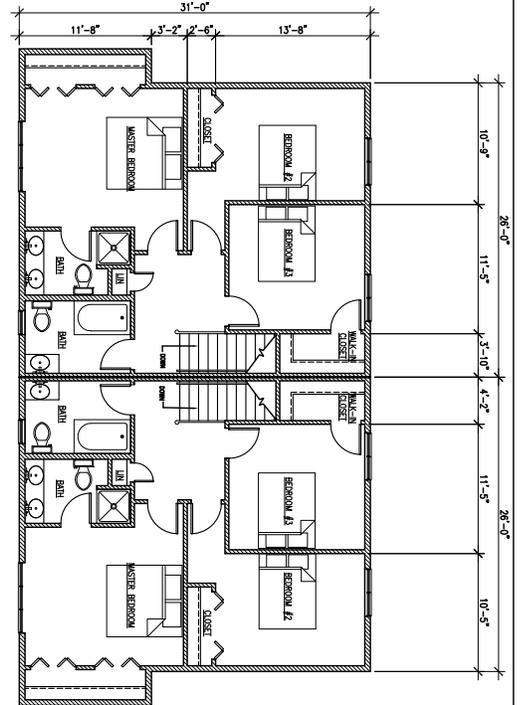
OWNER: D.W.B.L.L.C.  
P.O. BOX 12  
McFARLAND, WI 53558



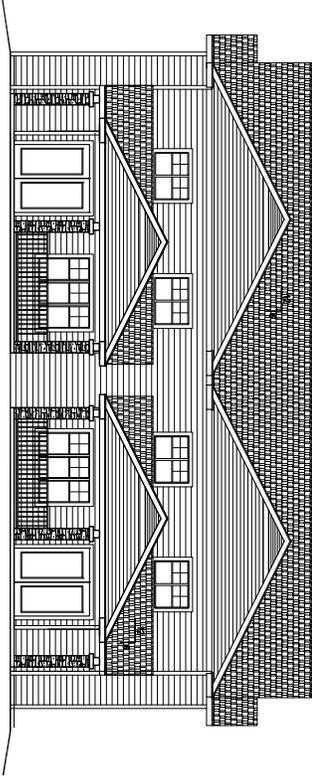
GENERAL CONTRACTOR:  
GL-HER LTD.  
3459 CAPITOL DRIVE  
SUN PRINGE, WI 53559  
PHONE: (608) 244-4055  
FAX: (608) 244-4241



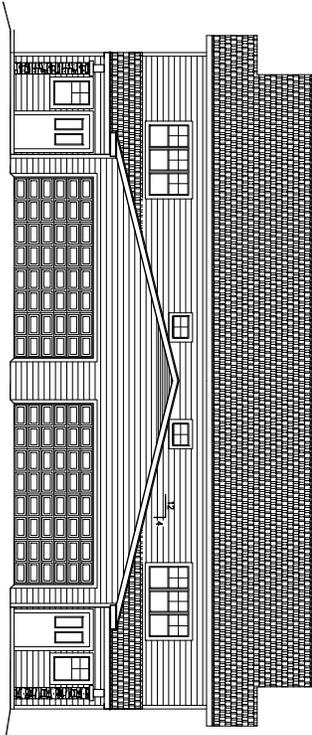
3 BD/2 1/2 BA TOWNHOUSE (1643 S.F.)  
1ST FLOOR



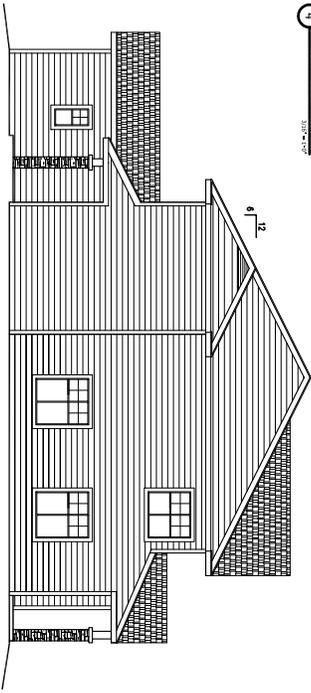
3 BD/2 1/2 BA TOWNHOUSE - 2ND FLOOR



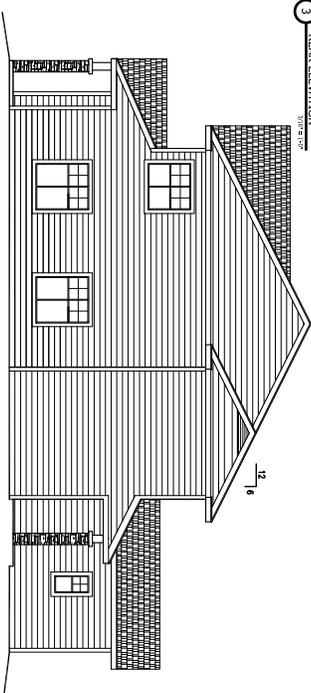
FRONT ELEVATION



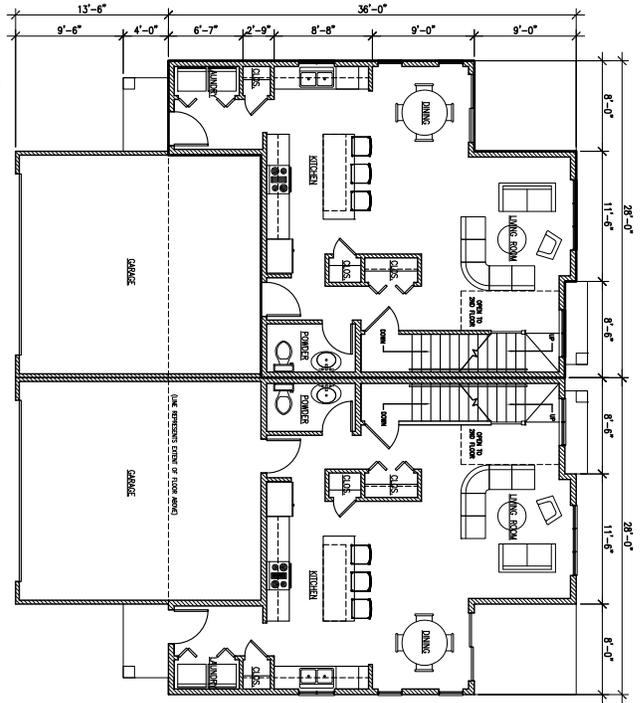
REAR ELEVATION



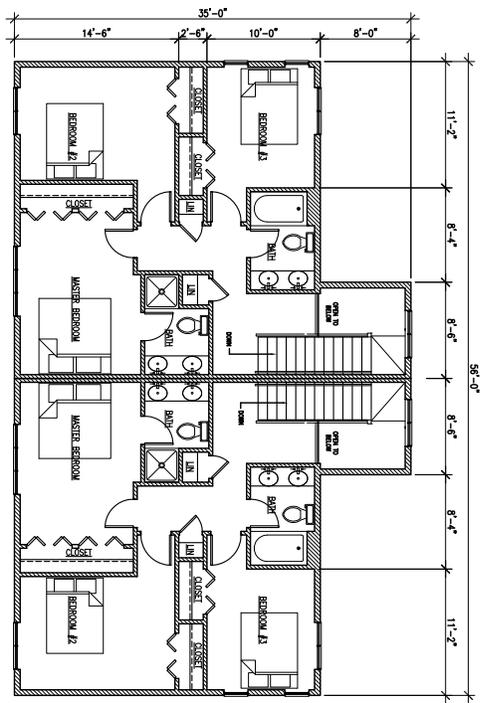
LEFT SIDE ELEVATION



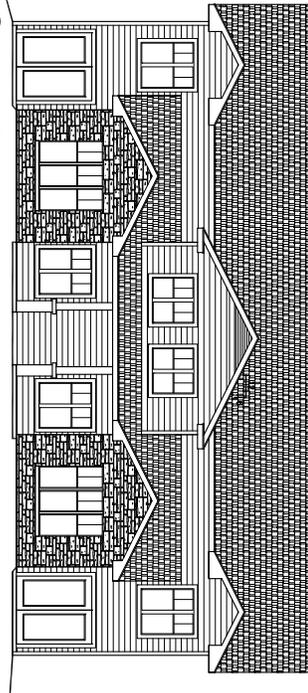
RIGHT SIDE ELEVATION



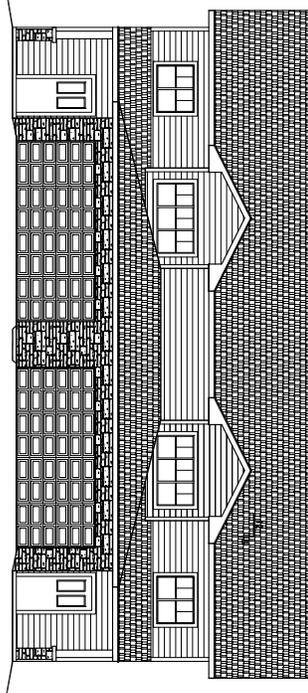
3 BD/2 1/2 BA TOWNHOUSE (1ST F.L.)



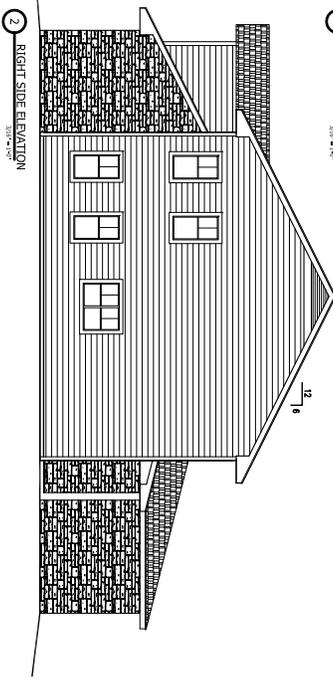
3 BD/2 1/2 BA TOWNHOUSE - 2ND FLOOR



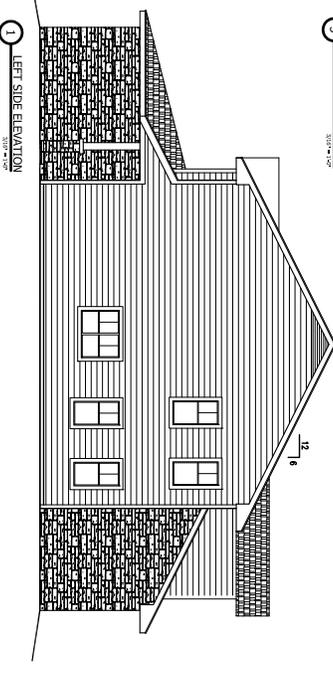
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

A1.2

11/14/2007

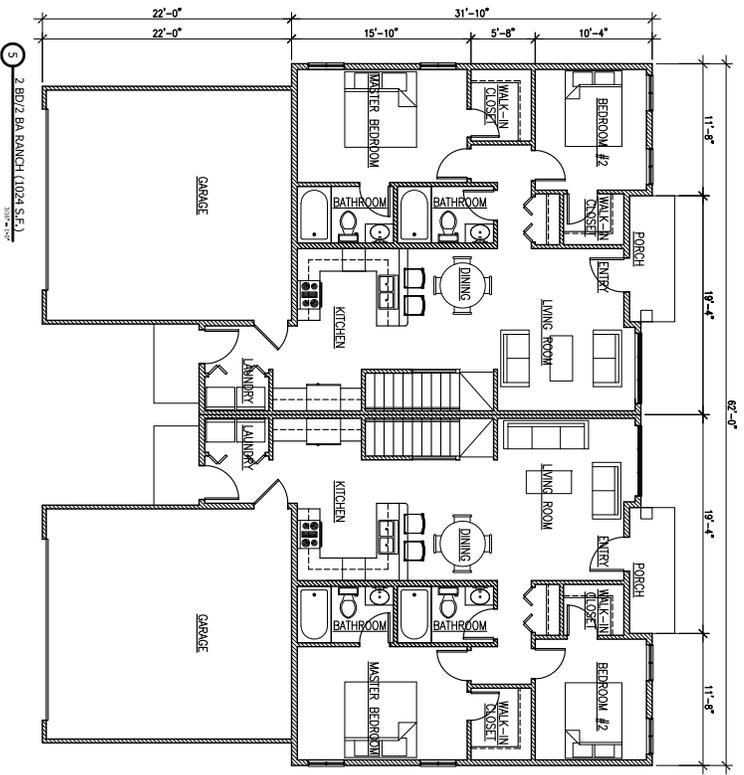
DESIGN #2  
FLOOR PLAN & ELEVATIONS

LIBERTY PLACE DUPLEXES

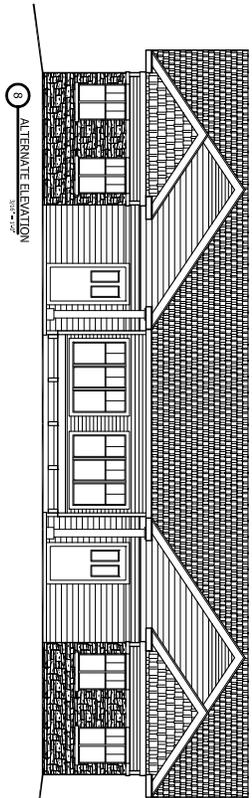
OWNER: D.WB.LLC.  
P.O. BOX 12  
MCFARLAND, WI 53558



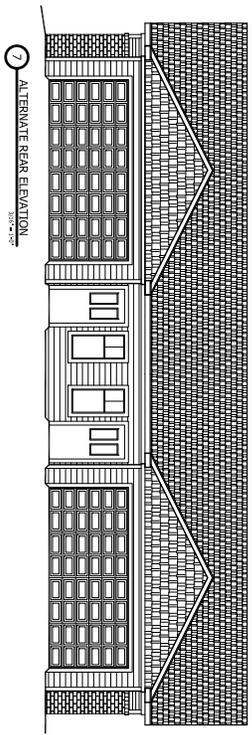
GENERAL CONTRACTOR:  
GLAHER LTD.  
3459 CAPITOL DRIVE  
SUN PRINGE, WI 53559  
PHONE: (608) 244-4055  
FAX: (608) 244-4241



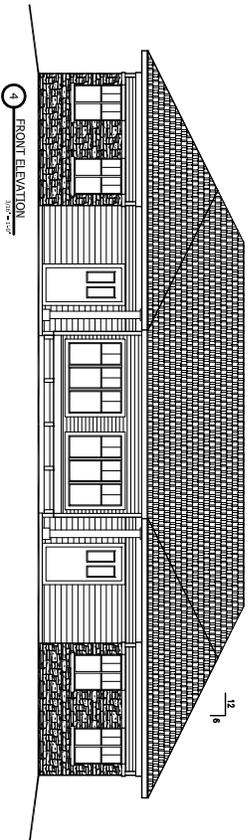
5 2 BD/2 BA RANCH (1024 S.F.)



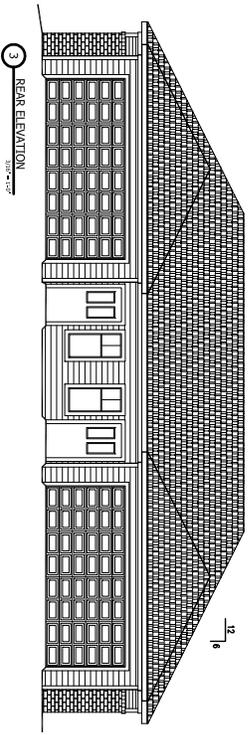
8 ALTERNATE REAR ELEVATION



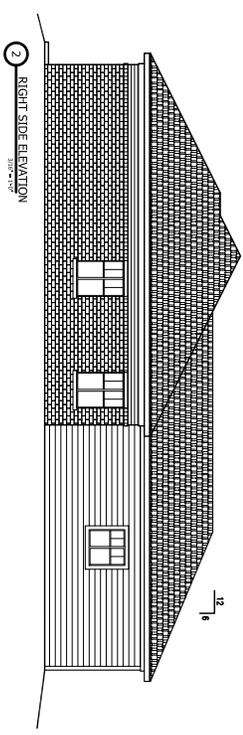
7 ALTERNATE REAR ELEVATION



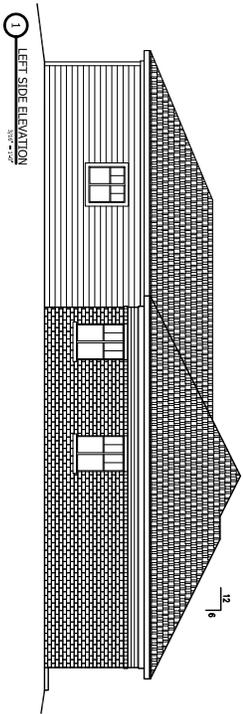
4 FRONT ELEVATION



3 REAR ELEVATION



2 RIGHT SIDE ELEVATION



1 LEFT SIDE ELEVATION

A1.1

11/14/2007

DESIGN #1  
FLOOR PLAN & ELEVATIONS

LIBERTY PLACE DUPLEXES

OWNER: D.W.B.L.L.C.  
P.O. BOX 12  
MCFARLAND, WI 53558



GENERAL CONTRACTOR:  
GL-HER LTD.  
3459 CAPITOL DRIVE  
SUN PRINGE, WI 53559  
PHONE: (608) 244-6055  
FAX: (608) 244-6241



LANDSCAPE WORKSHEET

I. **Number of Trees Required**

Number of Parking Stalls

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)  TOTAL

Number of Canopy Shade Trees Provided (2" - 2 1/2" Caliper)

II. **Number of Landscape Points Required**

Number of Parking Stalls

Number of Points Required

**Tabulation of Points and Credits**

ELEMENT	POINT VALUE	QUANTITY	POINT ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	24	840		
Deciduous Shrub	2	185	370		
Evergreen Shrub	3	0	0		
Decorative Wall or Fence (per 10 L.F.)	5	0	0		
Earth Berm (per 10 L.F.)	5	0	0		
Avg. Height 30"	2	0	0		
Avg. Height 15"	2	0	0		
Evergreen Trees 3' height minimum	15	14	210		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper	15	14	210		
Sub Totals			1630		

TOTAL Number of Points Provided

PLANT LEGEND

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
AF	Sienna Glen Maple	Acer x freemanii 'Sienna'	2" 1/2" Cal.	B & B	6
BN	River Birch clump	Betula nigra	10'-12" Ht.	B & B	6
BP	Whitespire Birch clump	Betula populifolia 'Whitespire'	10' Ht.	B & B	3
QB	Swamp White Oak	Quercus bicolor	2" Cal.	B & B	2
TC	Greenspire Linden	Tilia cordata 'Greenspire'	2" Cal.	B & B	5
UJ	Accolade Elm	Ulmus japonica x Wilsoniana 'Morton'	2" 1/2" Cal.	B & B	3

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Ag	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	B & B	5
Ca	Pagoda Dogwood	Cornus alternifolia	6" Ht.	B & B	6
Cc	Crusader Thru-Cockspur Hawthorn	Crataegus crusgalli var. inermis 'Crusam'	2" Cal.	B & B	5
Mc	Coraburst Crabapple clump	Malus 'Coraburst'	5" Ht.	B & B	6
Sr	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" Cal.	B & B	3

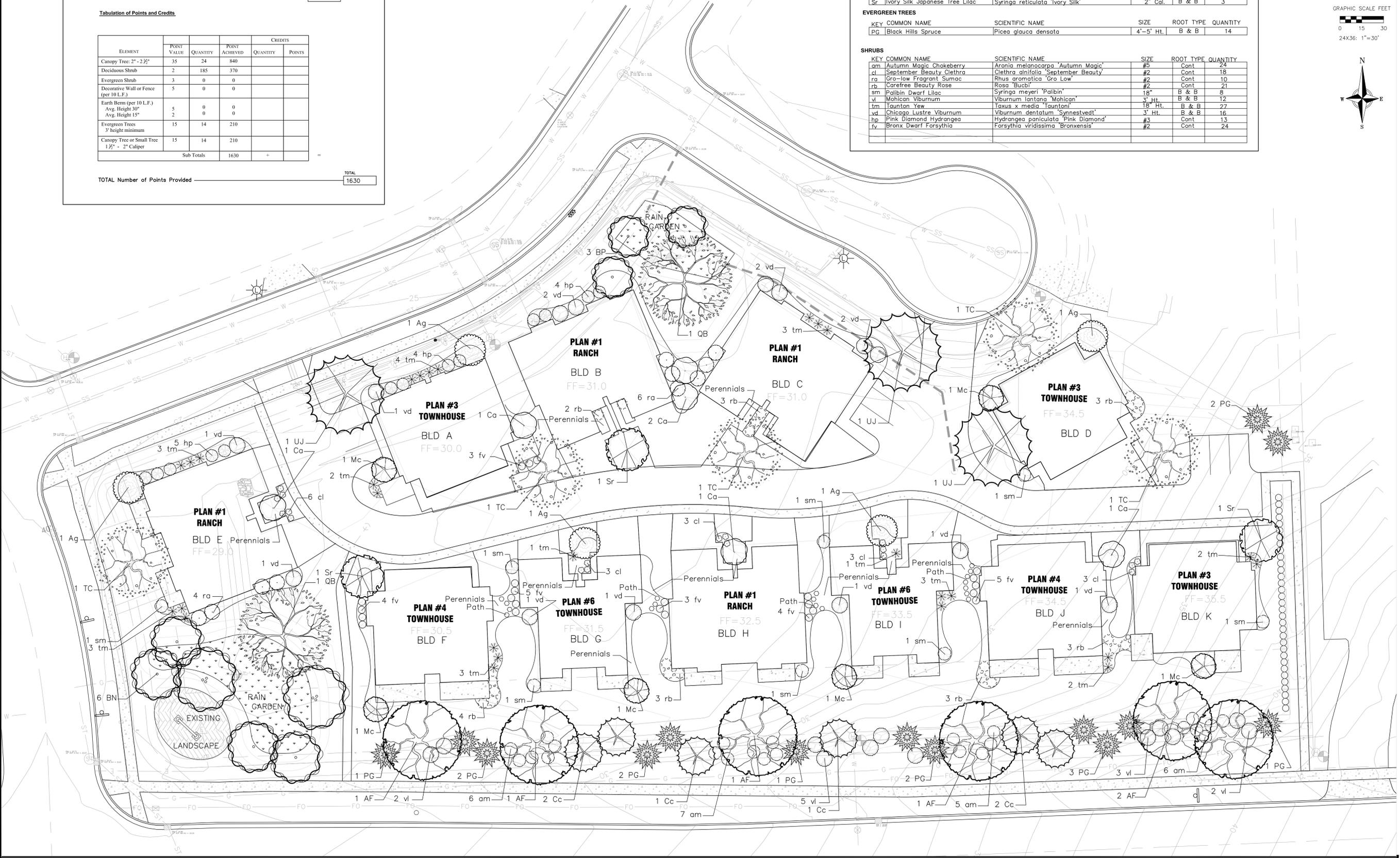
KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
PG	Black Hills Spruce	Picea glauca densata	4'-5' Ht.	B & B	14

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
am	Autumn Magic Chokeberry	Aronia melanocarpa 'Autumn Magic'	#5	Cont.	24
cl	September Beauty Clethra	Clethra alnifolia 'September Beauty'	#2	Cont.	18
ra	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	#2	Cont.	10
rb	Carefree Beauty Rose	Rosa 'Buchi'	#2	Cont.	21
sm	Polbin Dwarf Lilac	Syringa meyeri 'Polbin'	18"	B & B	8
vi	Mohican Viburnum	Viburnum lantana 'Mohican'	3' Ht.	B & B	12
tm	Taunton Yew	Taxus x media 'Tauntoni'	18" Ht.	B & B	27
vd	Chicago Lustre Viburnum	Viburnum dentatum 'Synnestevedt'	3' Ht.	B & B	16
hp	Pink Diamond Hydrangea	Hydrangea paniculata 'Pink Diamond'	#3	Cont.	13
fv	Bronx Dwarf Forsythia	Forsythia vridissima 'Bronxensis'	#2	Cont.	24

LJ GEER DESIGN  
 PO Box 14608  
 Madison, WI 53708  
 608-228-8275 ljgeer@aol.com

GRAPHIC SCALE FEET  
 0 15 30  
 24X36: 1" = 30'



PROFESSIONAL ENGINEERING LLC  
 2800 Maple Court  
 Madison, WI 53702  
 phone (608) 834-8376  
 fax (608) 837-7470

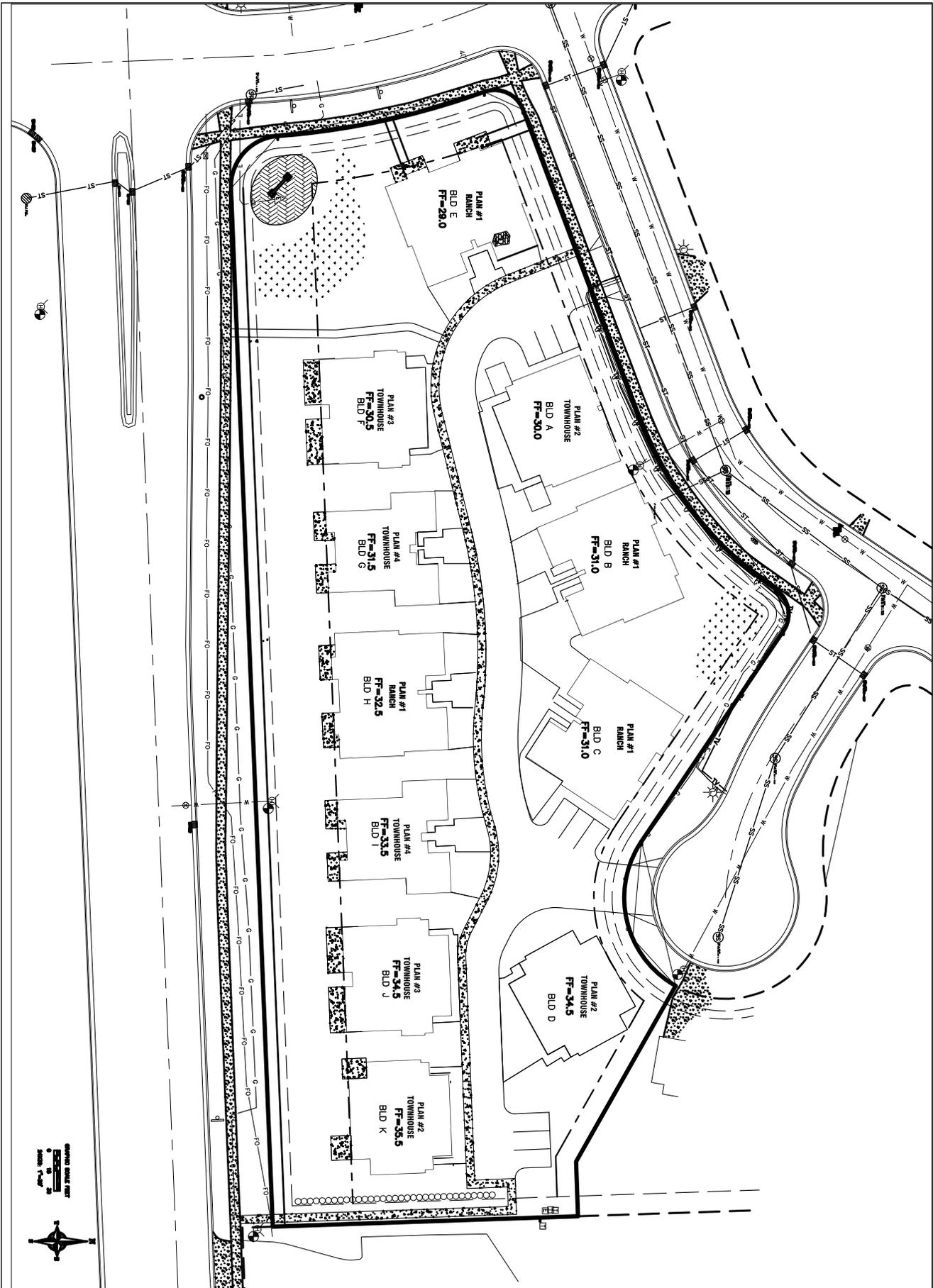
SHULFER ARCHITECTS, LLC  
 1000 W. MOUNTAIN VIEW  
 MADISON, WISCONSIN 53706  
 608.261.1111

LIBERTY PLACE DUPLEXES  
 5101 UNITY WAY  
 MADISON, WISCONSIN

LANDSCAPE PLAN

11/14/07  
 UDC

L1.0



DIVISION OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 11/14/07  
 SHEET 20  
 11/14/07



**C2.0**

11/14/07  
005

**GRADING PLAN**

**LIBERTY PLACE DUPLEXES**

5101 UNITY WAY  
MADISON, WISCONSIN

